

AGENDA ITEM 4A

**Zoning Map Amendment - Lot 2 Brook Valley II
Business Park Replat Three, located northeast of
the intersection of Cary Street and S. 117th Street -
Pick Up Sticks Properties, LLC**



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBER: PRZ25-001;

FOR HEARING OF: JULY 17, 2025
REPORT PREPARED ON: JULY 1, 2025

I. GENERAL INFORMATION

- A. APPLICANT:**
Pick Up Sticks Properties, LLC
Attn: Myles McKeever
4716 S. 180th Street
Omaha, NE 68135
- B. PROPERTY OWNER:**
Pick Up Sticks Properties, LLC
Attn: Myles McKeever
4716 S. 180th Street
Omaha, NE 68135
- C. LOCATION:** Parcel #011595796, located northeast of the intersection of S. 117th Street and Cary Street.
- D. LEGAL DESCRIPTION:** Lot 2 Brook Valley II Business Park Replat Three.
- E. REQUESTED ACTION(S):** Approval of a Zoning Map Amendment to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District.
- F. EXISTING ZONING AND LAND USE:** The property is currently zoned C-3 Highway Commercial/Office Park District and the property is currently vacant and undeveloped. The property is designated in the Future Land Use Map of the Comprehensive Plan for Business Park development.
- G. PURPOSE OF REQUEST:** To allow for the construction of a multi-tenant industrial building. The owner proposes to include space in the proposed industrial building for an Indoor Recreational Facility to house Beyond All Stars Competitive Cheerleading (which requires a conditional use permit) in addition to a bay for a contractor business.
- H. SIZE OF SITE:** 91,040 square feet (2.09 acres).

II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** The property slopes gradually downward to the north and to the east.

B. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Business Park	C-3 Highway/Office Park Commercial District with a Gateway Corridor District Overlay	Multi-tenant commercial building; Olsson, Hausmann Construction, Revolution Wraps, and Tint Revolution Businesses
East	Business Park	I-1 Light Industrial District with a Gateway Corridor District Overlay	Multi-tenant industrial building; Access Systems and Craftsman Window Coverings Businesses
South	Industrial	I-2 Heavy Industrial	The Brenmar Company industrial warehouse
West	Industrial	I-1 Light Industrial District	Multi-tenant industrial building; Productivity and Omnicare businesses

C. **RELEVANT CASE HISTORY:**

1. N/A

D. **APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 9.01 of the La Vista Zoning Ordinance – Amendments

III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for Business Park development, with which commercial and light industrial zoning districts and development are compatible. This proposal to rezone the property to light industrial is consistent with the comprehensive plan.

B. **OTHER PLANS:** N/A.

C. TRAFFIC AND ACCESS:

1. The property is proposed to have two access driveways to the site; one off of S. 117th Street and one off of Cary Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

IV. REVIEW COMMENTS:

- A.** Considering that the properties to the east and west of this property are currently zoned I-1 Light Industrial, and that the property to the south is zoned I-2 Heavy Industrial, in addition to the fact that this property would remain in the Gateway Corridor Overlay District to ensure that the building constructed would still fit in appropriately with the commercial development to the north, staff find this rezoning request appropriate for this location.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the Zoning Map Amendment for Lot 2 Brook Valley II Business Park Replat Three to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial District & Gateway Corridor Overlay District as the request is consistent with La Vista's Comprehensive Plan.

VI. ATTACHMENTS TO REPORT:

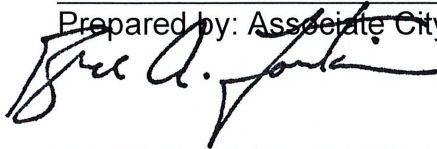
- A. Vicinity Map
- B. Rezoning Request Letter
- C. Proposed, Revised Official Zoning Map

VII. COPIES OF REPORT SENT TO:

- A. Myles Mckeever, Pick Up Sticks Properties, LLC
- B. Mike Milburn, RoofRite Exteriors, LLC
- C. Public Upon Request



Prepared by: Associate City Planner



Community Development Director

7-1-25

Date

Proposed Rezoning from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District

Giles Road

Lot 2 Brook Valley II Business Park Replat Three

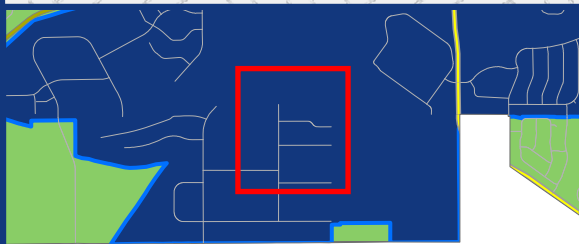
Cary Street

S. 117th Street

S. 114th Street

0 115 230 460 690 Feet

Vicinity Map: Proposed Rezoning - Pick Up Sticks Properties, LLC



Legend

Zoning Districts

- TA Transitional Agriculture
- C-3 Highway Commercial/Office Park District

- I-1 Light Industrial
- I-2 Heavy Industrial
- PUD
- Gateway Corridor



We are formally requesting a zoning change for Lot 2 in Brook Valley II Business Park. Our primary goal with this change is to broaden the appeal of the additional space on the property, which will not be utilized by the cheerleading gym. By rezoning, we hope to attract a wider range of businesses and contractors.

Furthermore, I am personally interested in having the option to relocate my roofing and restoration company to this specific space in the future. My company is currently based in Lincoln, and I am exploring the possibility of opening an additional branch in the Omaha area. Having the appropriate zoning for this property would greatly facilitate that potential expansion.

Thanks,

Myles

Best Regards!



Myles McKeever

Chief Executive Officer / Founder

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